

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**Division of Housing Policy Development**

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February 11, 2005

Mr. Bob Wilburn
City Manager
City of Huron
36311 Lassen Avenue
Huron, CA 93234

Dear Mr. Wilburn:

RE: Review of the City of Huron's Draft Housing Element

Thank you for submitting the City of Huron's draft housing element received for review on December 13, 2004 and providing revisions received between January and February, 2005. The Department is required to review draft housing elements and report the findings to the locality pursuant to Government Code Section 65585(b). A telephone conversation on January 24, 2005 with you, Ms. Anita Chaperino, Planning Technician and the City's consultants, Mr. Greg Martin and Ms. Carri Diltz, facilitated the review.

The Department is pleased to find the draft housing element, with all supplemental revisions, addresses the statutory requirements in State housing element law. The element will be in full compliance with the law (Article 10.6 of the Government Code), when adopted with all revisions and submitted to this Department for review pursuant to Government Code Section 65585(g).

The City is commended for taking steps to address the unique land-use and housing development challenges in its community. Programs 1.1.4 and 1.2.3, to rezone sufficient land early in the planning period will provide opportunities to facilitate and accommodate the regional housing need for all housing types, in particular housing to accommodate lower-income households and migrant and permanent farmworkers. Also, updating zoning ordinances for the City's commercial land (C-1 and C-4 zones) to include mixed-use and high density development will ensure additional future development capacity, and provide zones for emergency and transitional housing.

The Department is pleased to report, as a result of the approval of Proposition 46, a historic increase in funds available, on a competitive basis, through the Department to assist in addressing housing and community development needs. A copy of the Department's publication *Loan and Grant Program Directory*, has been enclosed for your assistance. Also, the information on these programs, including Notices of Funding Availability (NOFA), is posted on the Department's website www.hcd.ca.gov.

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The Department looks forward to receiving the City's adopted housing element. If we can be of further assistance, or have any questions, please contact Rita Levy, of our staff, at (916) 324-9629.

In accordance with requests pursuant to the Public Records Act, we are forwarding copies of this letter to the persons and organizations listed below.

Sincerely,


Cathy E. Creswell
Deputy Director

Enclosure

cc: Anita Chaperino, Planning Technician, City of Huron
Greg Martin, Consultant, Quad Knopf
Carri Diltz, Consultant, Quad Knopf
Mark Stivers, Senate Committee on Transportation & Housing
Suzanne Ambrose, Supervising Deputy Attorney General, AG's Office
Terry Roberts, Governor's Office of Planning and Research
Nick Cammarota, California Building Industry Association
Marcia Salkin, California Association of Realtors
Marc Brown, California Rural Legal Assistance Foundation
Rob Weiner, California Coalition for Rural Housing
John Douglas, AICP, Civic Solutions
Deanna Kitamura, Western Center on Law and Poverty
S. Lynn Martinez, Western Center on Law and Poverty
Alexander Abbe, Law Firm of Richards, Watson & Gershon
Michael G. Colantuono, Colantuono, Levin & Rozell, APC
Ilene J. Jacobs, California Rural Legal Assistance, Inc.
Richard Marcantonio, Public Advocates
Joanna Nugent, Self-Help Enterprises